



Planning Division Density Bonus Application Form

Community Development Department ~ 21810 Copley Drive ~ Diamond Bar, CA 91765 ~ (909) 839-7030 ~ www.DiamondBarCA.gov

All projects that utilize the State's Density Bonus Law (Government Code Section 65915) are required to fill out this Density Bonus Application Form and provide it at time of project application. Density bonus projects will not be accepted without submittal of this form.¹

Applicant Name: _____

Project Address: _____

APN(s): _____

Site Area: _____ acres Base Density¹: _____ du/ac Total Units²: _____ units

Select the provision of the Density Bonus Law pursuant to which you are making this application (only select one):

☐ §65915(b)(1)(A)³

☐ §65915(b)(1)(B)⁴

☐ §65915(b)(1)(C)⁵

☐ §65915(b)(1)(D)⁶

☐ §65915(b)(1)(E)⁷

☐ §65915(b)(1)(F)⁸

☐ §65915(b)(1)(G)⁹

¹ "Base density" or "maximum allowable residential density" means the greatest number of units per acre allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. See Government Code § 65915(o)(6).

² "Total units" means the number of units proposed, excluding units added by a density bonus. See Government Code § 65915(o)(9).

³ Ten percent or more of the total units must be reserved for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

⁴ Five percent or more of the total units must be reserved for rental or sale to very low income households, as defined in Section 50105 of the Health and Safety Code.

⁵ Must consist of a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

⁶ Ten percent or more of the total units must be sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, and all units in the development must be offered to the public for purchase.

⁷ Ten percent or more of the total units must be reserved for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.), and provided at the same affordability level as very low income units.

⁸ Must consist of a student housing development in which twenty percent or more of the total units are reserved for lower income students.

⁹ One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, must be reserved for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

Are you requesting a density bonus? Yes ☐ No ☐

Standard Density Bonus Calculation Government Code § 65915(b)(1)			
	Very Low Income	Low Income	Moderate Income
Number of Units			
Affordable Unit Percentage ¹⁰			

Select the income category utilized to determine the requested standard density bonus:

☐ Very Low Income ☐ Low Income ☐ Moderate Income

Standard Density Bonus Percentage¹¹: _____ Density Bonus Units: _____

Are you requesting an additional density bonus? Yes ☐ No ☐

Additional Density Bonus Calculation Government Code § 65915(v)			
	Very Low Income	Low Income	Moderate Income
Number of Units			
Affordable Unit Percentage ¹²			

Select the income category utilized to determine the requested additional density bonus:

☐ Very Low Income ☐ Low Income ☐ Moderate Income

Additional Density Bonus Percentage¹³: _____

Additional Density Bonus Units: _____

Units Proposed in Project¹⁴: _____

Are the units for rent or for sale? ☐ For Rent ☐ For Sale

Is this a senior living project? Yes ☐ No ☐

¹⁰ To calculate affordable unit percentage for each income category, divide the number of affordable units for that income category by the total units.

¹¹ Refer to Government Code § 65915(f).

¹² To calculate affordable unit percentage for each income category, divide the number of affordable units for that income category by the total units.

¹³ Refer to Government Code § 65915(v)(2).

¹⁴ This number is the sum of the total units, standard density bonus units, and additional density bonus units (if any).

Incentives/Concessions and Waivers:

Number of incentives/concessions permitted¹⁵: _____

Number of incentives/concessions requested: _____

Describe the requested incentives/concessions (include specific DBCC sections) and, pursuant to Government Code §65915(a)(3)(D)(i)(III), provide adequate information for the City to make a determination on the request (use additional sheets if necessary):

Number of waivers requested¹⁶: _____

Describe the requested waivers or reductions of development standards (include specific DBCC sections requested to be waived) and, pursuant to Government Code §65915(a)(3)(D)(i)(III), provide adequate information for the City to make a determination on the request (use additional sheets if necessary):

Parking

Number of parking spaces provided: _____

¹⁵ Refer to Government Code Section 65915(d)(2).

¹⁶ Refer to Government Code Section 65915(e).

Is the project site located within ½ mile of a major transit stop, as defined by Public Resources Code §§21064.3 or 21155? Yes ☐ No ☐

If yes, provide the type and location of the major transit stop (if utilizing the intersection of two bus routes, please note the intersection streets, the specific bus routes, the peak hour frequency of each route, and attach the associate schedules from the respective transit agency(ies)):

If no, is the project request a parking reduction pursuant to Government Code §65915(p)?

Yes ☐ No ☐

If yes, provide the number units in each size category:

Studios and One Bedroom units: _____¹⁷

Two and Three Bedroom units: _____¹⁸

Four or more Bedroom units: _____¹⁹

Preliminary Application

Is this application associated with a previously submitted Preliminary Application for a Housing Development? Yes ☐ No ☐

Preliminary Application Case No.: _____

Preliminary Application Submittal Date: _____

¹⁷ One onsite parking space is required for units with zero to one bedroom.

¹⁸ One and one-half onsite parking spaces is required for units with two to three bedrooms.

¹⁹ Two and one-half half parking spaces are required for each unit with four or more bedrooms.